

LOT 7  
IN OR 1582/1045  
THE HIDEAWAY #3 REPLAT

KELLEHER JOHN S  
86071 CAESARS AVE  
YULEE, FL 32097

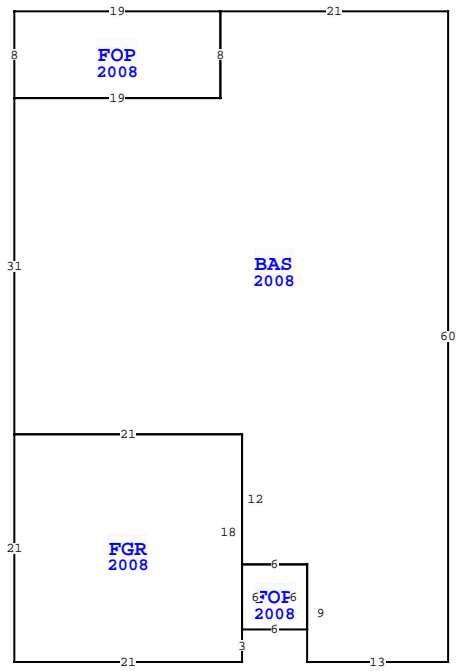
2025

42-2N-27-4371-0007-0000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	CB STUCCO	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	08	SHT VINYL	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	06	Quality Level	06
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4071.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,753	100	2008
FGR	441	55	2008
FOP	36	30	2008
FOP	152	30	2008
TOTALS	2,382		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1											
1 SINGLE FAM - 100% - 2010 Heated Area: 1753 HX Base Yr 2010											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			229,900
TOTAL MARKET OB/XF VALUE			2,997
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			282,897
SOH/AGL Deduction			136,147
ASSESSED VALUE			146,750
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			96,028
TOTAL JUST VALUE			282,897
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			272,616

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13875	MECH OTHER	0	06/01/2008
P13200	OTHER	0	05/01/2008
E20843	ELEC OTHER	1,800	05/01/2008
C21375	CO ISSUED	0	04/01/2008
B21375	NEW CONSTR	180,000	04/01/2008
R11240	REPAIR/RRF	5,000	04/01/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1582/1045	8/27/2008	WD	Q	I		175,800
GRANTOR: MAGNOLIA HOMES INC						
GRANTEE: KELLEHER JOHN S						
1560/1860	4/15/2008	WD	U	V	19	41,500
GRANTOR: ONE AND THREE ACQUISI						
GRANTEE: MAGNOLIA HOMES INC						

EXTRA FEATURES																
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0	100	0	0			485.00	100	2008	2008	3	88	2,774	
2	0810	CONCRETE A	0	100	13	3			39.00	100	2008	2008	3	88	223	

TOTAL OB/XF										2,997						
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BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2008] W21 FOP=[YR=2008] W19 S8 E19 N8\$ S8 W19 S31									
FGR=[YR=2008] S21 E21 N3 FOP=[YR=2008] E6 N6 W6 S6\$ N18									
W21\$ E21 S12 E6 S9 E13 N60\$.									

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							